



CITY OF TITUSVILLE

"Birthplace of the Oil Industry"

107 North Franklin Street • Titusville, PA 16354

Building Inspector • (814) 827-5300 Ext. 313

Items to be looked for on initial TRLP Inspections will include but are not limited to.

Exterior:

1. Junk 302.1: Any tangible personal property, including without any limitation whatsoever, scrap, paper, rags, glass, containers, wood or tires; devices, equipment or machines which are not operable; discarded or abandoned materials, articles, boats, trailers, machinery, equipment, appliances, furnishings, structures, recreational equipment, building materials and debris, or other items; vehicle parts; any article or material which has been discarded and is not generally useable for the purpose for which it was manufactured, or any parts or components thereof; or any item which is essentially useless or of little value.
2. Trash or rubbish 929.04: Cans are neat and orderly. All refuse in approved cans.
3. Grass and Weeds 302.4: **All grass and weeds** less than 8".
4. Stairways, decks, porches and balconies: 304.1: must be in good repair, structurally sound
5. Windows and door frames 304.13: Must be in good repair and weathertight
6. Roof and drainage 304.7: The roof and flashing shall have no defects that admit rain. (no tarps)
7. Sanitation 302.1: **Occupants** shall keep that part of the exterior property that such occupant controls in clean and sanitary condition*

Interior

1. Stairs 307.1: All stairs **interior and exterior** with more than 4 risers must have a handrail
2. Stairs and walking surfaces 305.4: Every stair and walking surface should be in good repair
3. Smoke alarms 704.2.1.2: One on each floor, in or directly adjacent to bedrooms
4. Water heating facilities 505.4: Properly installed and maintained, adequate size, pressure relief valve and discharge tube properly installed
5. General 305.1: **Occupants** shall keep that part of the structure that they are in control of in clean and sanitary condition.*

6. Means of Egress 702.1: A safe continuous unobstructed path of travel shall be provided from any point in a building or structure to a public way*

Bathroom:

1. Bathrooms 403.2: window or bathroom fan required
2. Floor Surface 305.4: in sound repair
3. Receptacles 605.2: GFCI required: Every habitable space in a dwelling shall contain not less than two separate and remote receptacle outlets. Every laundry area shall contain not less than one grounding-type receptacle or a receptacle with a ground fault circuit interrupter. Every bathroom shall contain not less than one receptacle. Any new bathroom receptacle outlet shall have ground fault circuit interrupter protection. All receptacle outlets shall have the appropriate faceplate cover for the location.

Bedroom(s)

1. Room width 404.2: Minimum 7ft in all directions,
 - a. Minimum 70 sq. ft. or 50 sq. ft. per occupant (404.4.1)
2. Receptacles 605.2: See above
3. Access from bedrooms 404.4.2: Bedrooms must have separate access (for units with 2 or more bedrooms)
4. Operable windows 304.18.2: must be operable and lockable

Living room

1. Room Area 404.1: 120 Sq. Ft. minimum
2. Receptacles 605.2: See above
3. Operable windows 304.18.2: must be operable and lockable

Kitchen

1. General 505.1: Hot and cold water required
2. Food preparation 404.7: suitable space to store and prepare food and food waste
3. Receptacles 605.2: See above
4. Prohibited occupancy 404.4.4: Not for sleeping purposes

*If a unit fails an inspection due to a violation of the **occupant(s)**, the landlord is still responsible for the inspection fee. The **occupant**, however, could be charged with a summary violation for an uncorrected violation.